

PLANNING COMMISSION MEETING

SEPTEMBER 21, 2023

7:00 PM

MINUTES

1. CALL TO ORDER (Via Zoom & In-Person)

Commissioner Marsh called the Planning Commission meeting to order at 7:00 p.m.

2. FLAG SALUTE:

Commissioner Marsh led the Planning Commission, Staff and Audience in the Pledge of Allegiance to the Flag.

3. ROLL CALL:

Planning Commission

Commissioner Frederick Cruger – Present
Commissioner Ron Stephenson– Absent
Commissioner Scott Morrison – Present
Commissioner Chris Marsh – Present
Commissioner Jude Anderson - Present

City Staff

Darla Reese, City Clerk
Eric Jensen, Community Dev. Director

4. APPROVAL OF MINUTES

A. Approval of July 11, 2023 Meeting Minutes

Commissioner Anderson moved to approve the Minutes of July 11, 2023. Commissioner Morrison seconded. Motion carried.

B. Approval of August 8, 2023 Meeting Minutes

Commissioner Morrison moved to approve the Minutes of August 8, 2023. Commissioner Anderson seconded. Motion carried.

5. PUBLIC COMMENTS/RECOGNITION OF VISITORS – NON-ACTION ITEMS

No one was present online to speak during this portion of the meeting, and no written correspondence had been received.

Community Development Director Jensen updated the Planning Commission on upcoming Title 19 work related to the Sign Code. This will be brought to the next meeting for discussion.

Drafts of the Comprehensive Plan chapters will be brought to the Commission before the end of the year.

6. NEW BUSINESS:

A. Discussion of Priority Issues for November 14th City Council/Planning Commission Joint Workshop on 2024 Comprehensive Plan Periodic Update

Community Development Director Jensen asked which subjects would benefit the most in the joint City Council/Planning Commission meeting. After discussion, they agreed on the following items:

- Accommodate Growth = plan for and make environment more attractive
- New Galena St. = No Sidewalks
- Galena St. & S. Granite Ave. = change stop bar direction?
- Round-A-Bouts
- Accessory Dwelling Units (ADU's)
- Parks Element
 - Parks funding, impact fees, parks plan
 - Event center, horses, motocross track, etc.

B. Proposed Amendment to Granite Falls Municipal Code (GFMC) Title 19 regarding RV Parks

Community Development Director Jensen discussed possibly moving this section out of the RV section of the code as a permitted use.

After discussion with the Planning Commission and their concerns over this being considered affordable housing and the impacts to mitigating the loss, Community Development Director Jensen will get more information and bring back the item with further analysis on how other jurisdictions are dealing with these issues.

7. CURRENT BUSINESS

A. Proposed action for Permanent Supportive Housing and Transitional Housing Code Amendment to Granite Falls Municipal Code (GFMC) Title 19

Community Development Director Jensen brought back items that were discussed at the last meeting:

❖ ***“If management failed, what would happen to the housing?”***

Community Development Director Jensen stated there is no rules in place or allowance on conditional approvals for failure of housing. It needs to be treated fairly as an apartment complex, boarding house or adult care facility.

❖ ***“Housing above commercial in vertical mixed-use scenarios”***

Community Development Director Jensen mentioned this could be allowed and would fit in quite well. His recommendation is to ensure the mixed-use zone currently in place would welcome these housing in programmed spaces.

Commissioner Morrison moved to recommend moving this forward to the City Council as written. Commissioner Cruger seconded. Motion carried.

8. REPORTS:

A. Staff Reports

No one had any questions on the Community Development Director or City Clerks reports.

9. CORRESPONDENCE:

There were no correspondence items to share.

10. ADJOURNMENT:

Commissioner Marsh adjourned the meeting.